

Clayton County Board of Zoning Appeals



Madolyn Spann
Interim Planning &
Zoning Administrator

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DISTRICT 2
FELICIA FRANKLIN WARNER
DISTRICT 3

November 15, 2018

6:45 pm – Pre-Meeting
7:00 pm - Public Hearing

AGENDA

- I. Call to Order
- II. Roll Call (to establish a quorum)
- III. Pledge of Allegiance
- IV. Approval of the Agenda
- V. Approval of the Minutes
 - i. **Minutes of October 18, 2018**
- VI. Recognition of Persons Having Business with the Board of Zoning Appeals
 - i. **None**
- VII. Report of Officers and Committees
 - i. **None**
- VIII. Procedure of the Public Hearing
- IX. Old Business
 - 1. **BZA-18/09-174 – Tabled at the October 18, 2018 BZA meeting**
The Applicant, *Brittany Prince*, on behalf of Silverstone Residential Ga. LLC. is requesting a variance from Article 3.6 to reduce the rear yard setback from 30 feet to 24 feet. The property is located within the Ashford Landings Subdivision, 3462 Ashford Loop - Lot 1, Ellenwood, Georgia 30294, also identified as Parcel ID #12201B A007. The subject property is zoned RS-180 Residential (RS-180) District. The site has approximately 90.0 feet of road frontage along Ashford Loop.
District 1 – Commissioner Sonna Singleton Gregory
 - 2. **BZA-18/09-179 – Tabled at the October 18, 2018 BZA meeting**
The Applicant, *D.R. Horton*, on behalf of Clayton Feagin, LLC. is requesting a variance from Article 7 Planned Unit Development (PUD) to reduce the front yard setback from 25 feet to 18.5 feet, and reduce the rear yard setback from 30 feet to 25 feet. The property is located within the Feagin Woods Subdivision, 9875 Bryne Drive - Lot 63, Jonesboro, Georgia 30236, also identified as Parcel ID #06062 063002. The subject property is zoned Planned Unit Development (PUD). The site has approximately 75.0 feet of road frontage along Byrne Drive.
District 4 – Commissioner Michael Edmondson

X. New Business

1. **BZA-18/09-180** – The Applicant, *Falcon Design Consultants LLC.*, on the behalf of D.R. Horton is requesting a variance to reduce the 20 foot separation requirement between homes to 14.1 feet between lots 256 and 257. The subject property is zoned RS-180 Residential (RS-180) District. The property is located within the Northbridge Estates Subdivision, 12267 Stillman Court– Lot 257, Hampton, Georgia 30228, also identified as Parcel ID# 05078A A035. The site has approximately 110 feet of road frontage along Stillman Road.

District 3 – Commissioner Felicia Franklin Warner

2. **BZA-18/09-181** – The Applicant, ATUL G. Patel, on the behalf of the Govindhai Patel Family Trust is requesting a variance from Article 6, Section 6.9 – Accessory Structures to allow storage trailers. The subject property is zoned Mixed Use (MX) District. The property is located at 7833 North Main Street, Jonesboro, Georgia 30236, also identified as Parcel ID# 13210B A017. The site has approximately 136.72 feet of road frontage along North Main Street.

District 4 – Commissioner Michael Edmondson

3. **BZA-18/09-182** – The Applicant, Cody Johnson, on the behalf WHLR-Freeway Junction, LLC, is requesting a variance from Article 4, Section 4.60 – Special District Standards and Architectural standards within the Highway 138 Overlay District to allow the construction of fitness center. The subject property is located within the Highway 138 Overlay and is zoned Mixed Use (MX) District. The property is located at 3797 Highway, Stockbridge, Georgia 30281, also identified as Parcel ID# 12072B A004. The site has 872 feet of road frontage along Highway 138.

District 1 – Commissioner Sonna Singleton-Gregory

4. **BZA-18/09-183** – The Applicant, Moore Bass Consulting, and Anthony Wiggins, P.E, on the behalf of Ascendum Machinery, Inc. is requesting a variance from Article 6, Section 6.32 – Parking Standards to allow parking for a proposed storage facility. The subject property is zoned HI - Heavy Industrial District. The property is located on Frontage Road, Forest Park, Georgia 30297, also identified as Parcel ID#13116B A007. The site has 515.2 feet of road frontage along Frontage Road.

District 2 – Commissioner Gail B. Hambrick

5. **BZA-18/09-184** – The Applicant, Moore Bass Consulting, and Anthony Wiggins, P.E, on the behalf of Ascendum Machinery, Inc. is requesting a variance from Article 6, Section 6.32 – Parking Standards to allow parking for a proposed storage facility. The subject property is zoned HI - Heavy Industrial District. The property is located on Frontage Road, Forest Park, Georgia 30297, also identified as Parcel ID#13116B A005. The site has 239.9 feet of road frontage along Frontage Road.

District 2 – Commissioner Gail B. Hambrick

XI. Adjourn